



# Federal Housing Finance Agency

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## **FINAL SUSPENSION ORDER**

The Federal Housing Finance Agency, as safety and soundness regulator of Fannie Mae, Freddie Mac, and the eleven Federal Home Loan Banks (the “regulated entities”), is issuing this Final Order pursuant to the following legal authorities:

1. Section 1313B of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (Safety and Soundness Act) authorizes FHFA to establish standards for the regulated entities regarding prudential management of risks. FHFA is authorized to issue orders requiring the regulated entities to take any action that will best carry out the purposes of that section. *See* 12 U.S.C. 4513b(b)(2)(B)(iii).
2. Section 1319G of the Safety and Soundness Act authorizes FHFA to issue any orders necessary to ensure that the purposes of the Safety and Soundness Act are accomplished. *See* 12 U.S.C. 4526(a).
3. Section 1313 of the Safety and Soundness Act authorizes FHFA to exercise such incidental powers as may be necessary in the supervision and regulation of each regulated entity. *See* 12 U.S.C. 4513(a)(2).

Consistent with these authorities, FHFA has determined that any business relationship between Jose Bautista Garcia and a regulated entity would present excessive risk to the safety and soundness of the regulated entity.

This determination is based on the following findings:

1. Jose Bautista Garcia was a licensed California real estate salesperson and a licensed California real estate broker.
2. Jose Bautista Garcia owned and operated, and served as the designated licensed officer of real estate brokerages in Ventura County, California, under various names, including Century 21 Premier Realty, Century 21 Premier Hills & Estates, and Premier International Realty, Inc.
3. Jose Bautista Garcia and co-conspirators, among other things, submitted materially false tax or “CPA” letters that purposed to vouch for borrowers’ loan worthiness, to lenders,

including lenders whose deposits were insured by the FDIC, for the purpose of influencing the lenders to approve and fund real estate loans.

4. On February 1, 2016, Jose Bautista Garcia was sentenced in the United States District Court, Central District of California to forty-two (42) months imprisonment and three (3) years supervised release for Conspiracy to Commit Bank Fraud.
5. On June 28, 2016, the indefinite debarment of Jose Bautista Garcia from procurement and nonprocurement transactions, as either a principal or participant, with HUD and throughout the Executive Branch of Federal Government was made effective beginning on March 31, 2014.
6. The conduct above occurred in connection with real estate transactions.

With this Final Order, FHFA is directing each regulated entity to cease any business relationship with Jose Bautista Garcia indefinitely, beginning on March 25, 2019. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Jose Bautista Garcia.

The Final Order's requirement for regulated entities to cease any business relationship with Jose Bautista Garcia does not apply to the existing or future purchase, sale, modification, foreclosure alternative transaction, or other foreclosure-related transaction of a residential mortgage loan owned by a regulated entity, if Jose Bautista Garcia is the borrower of such residential mortgage loan and the transaction is for the borrower's own personal or household residence.

This Final Order is a final action of the Federal Housing Finance Agency.

  
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Alfred M. Pollard, Suspending Official

2-8-2019  
Date: